

## CURRENT HAPPENINGS IN THE REALTY MARKET



OLIVER STREET, EAST OF CONNECTICUT AVENUE, CHEVY CHASE, D. C.

COMING SEASON PROSPECTS  
IN REAL ESTATE BUSINESS

Wide Range of Opinion as to the Extent of Prospective Building—Demand for Low-Priced Houses—Suburban Realty.

One is liable to hear quite a wide range of opinions from the prospects for the coming season in the real estate business under discussion. There are those who speak with much confidence about the building that is going to be done when the weather becomes more settled, while there are others who are inclined to be somewhat pessimistic and declare that the amount of work to be done in that particular line will show perhaps a falling off as compared with last season.

There is, of course, a middle ground on this as on all questions, and those occupying the latter position believe that there will be activity of a moderate degree, for the reason that the demand for houses is such as to make it necessary for some new ones to be erected in order to keep the supply up to that level. The tendency, of course, will be to keep somewhat ahead of such a level and in the event the tide of building will be naturally much larger.

**The Season's Outlook.**  
During the winter months there has been quite a good deal done, the open weather not interfering with outside work, so that if builders had many contracts on hand more has been accomplished than is usual at that season of the year. Of course, the slow progress of recovery from the financial panic marks the business in general of the country exerts an influence in this city as well as elsewhere, and the volume of activities of all kinds will be somewhat less than would otherwise have been the case.

It is expected the general recovery will continue throughout the country during the coming months, and it is believed that in this city will feel such a change. In addition, however, to such a stimulus there will be the natural activity growing out of what might be called the local demand, which is nothing more or less than providing the facilities called for by a growing population.

**Need for Small Houses.**  
It is probable that people will continue to come to Washington to reside and in that event they will want houses to live in and in supplying such a demand the market for ground and for houses will continue active. Besides that, there is never a time when there are enough houses of a moderate rental to meet the demand for such a moderate rental. The void in the market of small houses seems to be a perpetual one.

This is not to say the fact that it is not down for all men who are engaged in the business of building houses fully realize there is practically no limit to the demand for such a moderate rental. At the same time they acknowledge they cannot build such houses with any prospect of making any money, for the most part they attribute this to the high price of the land, and they also claim that when they go out from the center to where cheaper land can be secured, then the people who are able to live in only such houses refuse to follow them, as they want their homes to be within easy reach of the main points of the city.

**Municipal Undertaking.**  
The problem of the proper housing of this class of the population, when studied in its practical phases, leads men to the conclusion that the only way is for the public to supply the funds by which houses can be built and upon which only a small return on the money can be expected, the latter not being large enough to compete with current income-producing opportunities. In other words, the small house or the small rent in the city proper is recognized as a municipal undertaking.

Such, in general, is the conclusion reached by the housing commission appointed by the last administration and which studied the situation in this city. Regarding the supply of houses renting at a small cost, the situation in this city does not differ from that in most of the cities of this country, for the reason that the demand for a central location and the part of those who are only able to lease houses of this character is directly opposed to the requirements of such property for a suitable return based upon current values.

**Building in the Suburbs.**  
It is too early in the year to expect to find much interest on the part of the public in suburban real estate. Still there is something being done with property of that class even at this season before the grass grows and the leaves come out. It is supposed that the vernal influences which are deemed to affect the blood of the average person each year has something to do with the attention which appears to be directed toward the outlying sections of the city as soon as the winter begins to go.

Whatever the reasons, and they are not altogether seasonal, there is going to be a number of new houses erected in different portions of the suburbs during the coming season. In such localities the speculative builder has not as yet made his appearance, at least not to any extent. It is in such places that one sees the methods followed that were formerly the only ones in use in the city proper, and

that is each householder buys the lot where he wants his home and then arranges to build his house.

**Not in One Direction.**  
The ready-made house awaiting the purchaser is not ordinarily found in such localities, although there are instances where houses have been built for sale and found purchasers just the same as if they had been nearer the center of the city.

There are some people who have a notion that the entire realty market is centered in one direction from the city. While the expanse of ground that stretches northward and westward from what has become the principal business and residence portion of the city appears to be claiming all the attention, still that is by no means a correct view of the actual situation. A tract of land has recently been purchased adjoining the subdivision of Capitol Heights, which lies at the bounds of the District and south of the line of East Capitol street extended.

**Everybody a Home Owner.**

It is expected that the lots will be taken by people who want to be where they can have plenty room about the house where they live, and what is of more consequence, where the prices are such that they will be able to look forward with confidence to being able in the near future to pay for their homes from the savings of a limited income. The projectors of this enterprise are the Virginia capitalists who have recently acquired large tracts of land in the present company hopes to be in the way of having a building erected for its use in the western business portion of the city.

**Hotel Building Wanted.**  
It is the purpose of the company that now leases the building of the Metropolitan Hotel, at the northwest corner of Pennsylvania avenue and 6th street, to get a location farther uptown, as it is termed, or, rather, farther to the west. The lease on the property expires this year, and after that date the hotel will go into other hands. The idea of the management is to cater to what is known as the patronage of the commercial men.

**Sale of a House.**  
The real estate corporation of Boss & Phelps has sold premises 1010 Park road northwest for H. D. Smythe. The house contains nine rooms and bath, and is heated by hot water, and the price paid was about \$5,000. The purchaser will occupy the house as a residence.

**A 16th Street Home.**  
Ground has been broken on the east side of 16th street between K and L streets for the erection of a residence for Mrs. Candee. It is to be a four-story structure thirty feet front, with a stucco finish. The house has been designed by Nathaniel Wyeth, architect, and in its general treatment will follow the style of the French renaissance.

**Skinning Live Snakes.**

From Popular Mechanics.  
Very few of the people who are the proud possessors of belts, pocketbooks, card cases and numerous other articles of snakeskin realize the agony that the demand of civilization for fads has meant to the original owners of the material from which these articles are made.

It is difficult to skin a dead snake, and the skin is often spoiled in the course of the operation, while, on the other hand, it is a simple matter to skin a live snake, and the skin thus gained is worth much more. Dead snakes bring from 2 to 5 cents, according to their size, and live ones from 25 cents to \$1.

**Imaginative Childhood.**  
From The Ladies Field.  
The nine lives of a cat pale into insignificance before the multiplicity of lives which a child of quite normal imagination will live through in twenty-four hours.



PATTERSON STREET, WEST OF CONNECTICUT AVENUE, CHEVY CHASE, D. C.

SALES OF SUBURBAN LANDS  
FOR SUBDIVISION PURPOSES

Properties Thus Acquired Rarely Allowed to Lie Unimproved or Resold for Speculation, But Are Rapidly Built Upon—Bright Future to City Seen by Outsiders.

In recent days it has not been necessary for people to come to this city either to learn about the opportunities for the investment of money in real estate or actually to make such an investment. It can all be done by mail. Through circulars and advertisements in the local newspapers throughout the country the attention of the public is called to building sites and to lots in subdivisions in the vicinity of the city.

Considerable areas of land have been disposed of in this way. But the houses that have been put up have been from the money furnished by men who live here and who have invested in building sites for the purpose of providing homes for themselves and their families. For the most part the other buyers have taken the property mainly as a speculation, trusting that in the appreciation of values they would be able to turn over the lots at a good profit.

**Improvements Move Rapidly.**  
In proportion to the entire amount of land that has been laid out in building lots in and near this city, there is a surprisingly small amount marketed in this fashion, or else, if it occurred in the first instance, the ground has passed into other hands and the work of improvement has set in. There are but few instances of properties which are today mere stretches of common showing the faint marks of streets for house building, furrowed out by the plough some time before when the acreage land was turned into building lots.

The rule has prevailed here, with almost no exceptions, that actual settlement has followed closely on the wake of any land movement. As soon as the work of improvement has begun, improvements have been made, and while in some cases building operations have halted and stopped, or gone on with small force, still there has always been in these subdivisions, as they are called, evidences from the outset that they were intended to be permanent homes, and concrete examples are not wanting of the kind and style of house suited to the neighborhood.

**But Few Failures.**  
The spectacle of unimproved land that has once been under the plow and the shovel of the maker of suburban subdivisions, showing after an interval of years no signs of a house, and what is worse, showing all the dispiriting conditions of an enterprise that started out to be a permanent home, is not a common one in this locality.

The market here has been so good that it has not been necessary to look far afield in search of customers. The instances where subdivisions have been proposed to be built on lots are in the hands of out-of-town owners, who have no interest in the property except to sell it, and they have been so successful in such cases that it is possible. It has also happened that the advance of the city has come up to the property, and the demand has been such that the mere speculative holders among the property owners have been displaced by actual builders, so that at last the locality begins to take on the prosperous appearance that originally existed mainly in the imaginations of those who sold the lots in the first instance.

**Confidence in the Future.**  
An important consideration that makes the market here attractive to outsiders is the widespread confidence which apparently exists in this country relative to the future of this city. Of course, some might be inclined to sneer at the judgment of those who are attracted by the prospect of a large return on the investment of a hundred dollars on the installment plan of one dollar down and one dollar per month until paid. While that has been the general style of some schemes of this character, at the same time men of affairs have been induced to go into syndicate operations here by buying up tracts of land of greater or less size and for the purpose of retelling them out, and also in some cases of making improvements.

To float a scheme of the latter sort it is, of course, necessary to convince those who put in their cash that there is some chance of a return. At the same time such a conclusion can only be reached by showing the condition of the market here and the need for additional building sites, as well as for more houses. In other words, the growth of the city must be demonstrated, as well as the prospect of the future in this city are most easily shown by a visit, so promoters of enterprises of this character say.

**City and Country.**  
Then it is pointed out that the advance of the city to a large extent has kept progress in the past and will continue in the future with that of the nation. As the country grows so the city will grow is a favorite saying, and is one that rests on experience as well as on good judgment. It is also a truth that

men of good business ideas who are accustomed to make investments when they look over this city appear to see farther into the future, or, at any rate, they have more confidence in the future than many who have been acquainted here all their lives, so that it has come to be a saying that a great deal of the money made in property has gone into the pockets of those who are comparative strangers in the city.

There is, of course, a measure of truth in that notion, but it is only partial, as a good list could be made out of residents who have grown rich from this cause alone. At the same time such a view shows the estimate of Washington realty on the part of people away from here, and also illustrates somewhat the extent of the interest and the attention given to this city by people in all portions of the country.

**REAL ESTATE TRANSFERS.**

FIFTEENTH STREET SOUTHEAST between A and B streets—Herman R. Howenstein et ux. to Emma Schmuelwitz, lot 45, square 1075; \$10.

142 B STREET NORTHWEST—Ezra R. Frost to Helen M. Postwick, lot 9, block 6, West Eckington; \$187.50.

C STREET NORTHWEST between 1st and 2d streets—Granville M. Weeks et ux. to Cyrus W. Shaw, west half lot 2, square 2018; \$10.

MOORE & BARBOUR'S SECOND ADDITION—James Martin et ux. to Catherine A. McDickie, lot 84, block 5; \$10.

112 C STREET NORTHWEST—Ellen Walters to Cora F. Gaskins, lot G, square 574; \$10.

FLORIDA AVENUE between 4th and 5th streets—Allen C. Clark et ux. to Charles B. Brooks, lots 25, 26, 29, square 301; \$10.

ELLERBY STREET NORTHWEST between T and U streets—Ann E. W. Coulter to Elizabeth H. Lloyd, lot 22 and part lot 21, square 333; \$10.

1212 C STREET NORTHWEST—Herman F. Cox, one-third interest in estate of Reuben Cox; \$10.

O STREET NORTHWEST between North Capitol and 1st streets—Timothy C. Smith to A. D. Smith, lots 1, 2, 3, square 617; \$10.

17 K STREET NORTHWEST—Mary Brooks to Timothy V. Brooks, part lot 2, square 621; \$10.

WASHINGTON HEIGHTS—Robert W. Straker et ux. to Bates Warren, lot 11, block 7; \$10.

FOUR-AND-A-HALF STREET SOUTHWEST between B and C streets—David Caplan and 1st street—Timothy C. Smith to A. D. Smith, lots 1, 2, 3, square 617; \$10.

SOUTH PINEHURST—South Pinehurst company to Nettie S. Hockman, lot 7, square 2018; \$10.

COLEMAN PARK—C. L. Frailey et ux. trustees, to Jessie Overton, lot 46; \$10.

2046 E STREET NORTHWEST—Frank S. Collins to Joane D. Nitzel, lot 29, square south of 104; \$10.

MASSACHUSETTS AVENUE NORTHWEST between 14th and 15th streets—Richard M. Halliday to William H. Van Vleet, lot 4, square 213; \$10.

1111 E STREET NORTHWEST—George H. Halliday et ux. to William S. Brown, lot 138, square 2836; \$10.

SIXTEENTH STREET NORTHWEST between U and V streets—George H. Halliday et ux. to William S. Brown, lot 138, square 2836; \$10.

W STREET NORTHWEST between 13th and 14th streets—Lillian E. Woodard to John T. Meany, lot 135, square 235; \$10.

RICHMOND PARK AND CLEVELAND PARK—Northwest Washington Improvement Company et al. to Alice Hogue, lots 79 and 80, square 2065; \$10.

MT. PLEASANT AND PLEASANT PLAINS—Harry Wardman et ux. to David B. Murdock, Jr., lot 192; \$10.

DAVID B. MURDOCK, JR., conveys same property to James H. Jennings; \$10.

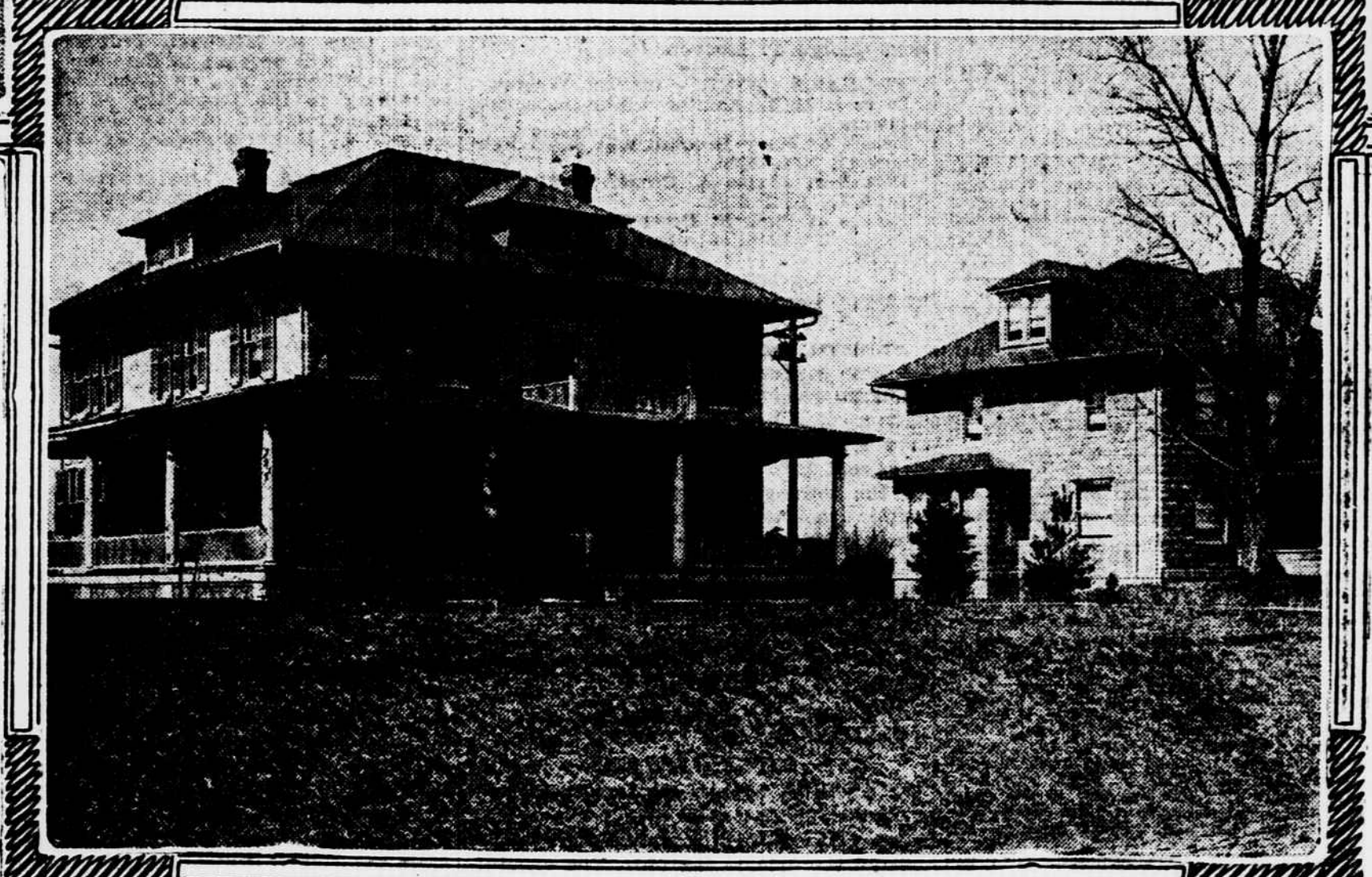
WASHINGTON HEIGHTS—William H. Jennings et al. to Harry Wardman and Thomas F. Bones, lot 101, block 8; \$10.

**The Craze for Furs.**  
From The Queen.

At no period in the history of human attire did we wear fur to the extent that we do at present. Your third-year high school woman arrives "with the milk" in a sumptuous tie of prairie rat; the young couple hope from "the paper shop at the corner" attend Sunday school in what might once have been a lamb's tail. We ourselves wear fur morning, noon and night.

**Birth Notice.**  
From Lippincott's.

The dispatches announce a new arrival at the house of Mrs. Buckley State. It is evident that the mother of Presidents does not believe in "foco Nole" R. S. arrival is reported to be very large for his age.



RESIDENCES OF MESSRS. ECKER AND LUDLUM, CONNECTICUT AVENUE NORTH OF BRADLEY LANE, CHEVY CHASE, MD.

## EARLY LANDOWNERS.

That part of the city lying north of S street, between 7th and 11th streets, when the land was being laid out for the Capital city, was included in the tracts of Robert Peter and Samuel Blodgett. Though skirted by 7th street, which was virtually part of the road to Montgomery county, and traversed by the old road from Georgetown to Bladensburg, it showed no sign of improvement until the forties, and then very slowly. North of the head of 11th street a small stream flowed in a southerly direction to Keedy branch, which came in at 8th street, and along the banks was some swamp land. Early in the last century some land was in cultivation, but much of it was covered with a dense scrub growth, and it was regarded as a part of the "slashes." Though unimproved from a real estate standpoint, it was a favorite hunting ground for sportsmen, small game being found in abundance. It was also a paradise for boys who sought adventure in the labyrinthian growth.

This section was cut by 8th, 9th, 10th, T, U, V and W streets and Vermont avenue into twenty squares, Nos. 302 to 308, 330 to 334, 357 to 362, 383, 394, 416 and 417, and about 175 building lots platting. It was long before individual lots were disposed of and for that matter even the lines of the squares were not recognized, for when the ground was suitable for working in crops the owner, if he fenced in the street, was not molested. When in 1802 the lots were listed by the corporation for tax at half a cent a foot was the figure set, but shortly after a sixth or eighth of a cent was the rate for most of it. On 7th street the original rate was 3 cents, but this was reduced to one-eighth of a cent. By 1830 one-fourth of a cent was the uniform figure, and at that time the only improvement was a tenant house in square 357, between W, 10th and Boundary streets, listed to Thomas Peters for \$150.

In the square between S, T, 7th and 8th streets, No. 417, twelve lots were platted and in 1796 assigned to Mr. Blodgett. In 1801 these went to Benjamin Stoddert et al., six years after to R. S. Beckley. Forty

years after Henry Johnson became the owner. The square north, between 7th, 8th, T and Boundary streets, of five lots, in 1798 was divided. The United States taking two lots and Mr. Blodgett the others. The latter were conveyed to Stoddert et al. in 1801 and to Mr. Beckley in 1807. The United States lots were bought by H. Johnson in 1842, and he bought the remainder of the square five years later.

Square 383, between 8th, 9th, T and Boundary streets, of ten lots, in 1798 was apportioned. Mr. Blodgett getting title to four, Robert Peter and the United States each to seven. Those of Blodgett went to Stoddert et al. and afterward to Beckley. In 1830 N. Frye took title to the Peter lots. Thomas Corcoran in 1842 bought the Blodgett lots and two years later R. A. Waters, Manning and W. O. Force each owned a lot. On the east side of the square was a stream from which some sand was taken for corporation work, but the water encroaching on both front and rear of the lot, it is related, the lot owner ditched and diverted the stream and embarked in the sand business.

Square 394, between S, T, 8th and 9th streets, has but little old history; its twelve lots having been vested in the United States in 1798 and title being unchanged until its purchase in 1843 by G. W. Utermehle, who later improved the 9th street front with a row of dwellings.

Between 9th, 10th, S and T streets, square 302, of twenty lots, was assigned in 1796 to the government and title was retained till Peter Force bought in 1843. No. 301, between T, U and 9th streets and Vermont avenue, of fourteen lots, in 1798 was divided, six lots going to Robert Peter, four to S. Blodgett and four to the United States. In 1801 Stoddert et al. were interested; in 1807 Ezra Varden owned the lot, four lots, which in 1827 went to William Deming. Thomas Peter in 1812 took those assigned to his father, which he conveyed to Col. Bonford. In 1830 Thomas Crown had lots on 9th street, and four years after the lot at T and 9th streets.

Between U street, Vermont avenue and the Boundary, square 399, the four lots were vested in the United States in 1796 and title was unchanged until 1845, when it was bought by Thomas Corcoran. No. 350, between Vermont avenue, U, V and 10th streets, of five lots, has the same history. No. 358, between U, V, 10th and Boundary streets and Vermont avenue, came in

possession of the Farmers and Mechanics' Bank in 1833, after having passed from Robert to David Peter. Between V, 10th and Boundary streets, square 357, of one lot, had the same history, till 1835, when it was bought by Charles Gordon.

Between 10th and S streets and Vermont avenue, square 334, of two lots, was apportioned to S. Blodgett in 1796. In 1807 it was bought by James Matthews and in 1822 by W. J. McCormick. The triangle called square 334, one lot of it in 1796 was vested in the government and in 1844 Col. Peter Force had title. Between Vermont avenue, 10th, 11th, T and U streets the twelve lots of square 333 in 1796 were vested in the government and in 1844 Col. Peter Force had title. Between Vermont avenue, 10th, 11th and 12th streets, eight lots, was owned by the United States until 1845, when Daniel Gold bought them. W. H. Ganfill, John Purdy and W. Foster each bought a lot and James Frye two lots. No. 331, north of the above, of eight lots, vested in Robert Peter, in 1796 went in possession of the Farmers and Mechanics' Bank.

Between 10th, 11th, W and Boundary streets, square 329, of one lot, remained in the name of Peter until 1844, when the Farmers and Mechanics' Bank took title. On the latter square the Johnson family, of which James Johnson, ex-lieutenant of police, survives, was the earliest settler and the only settler for some years, but in the fifties there were additions, Henry Woods among them.

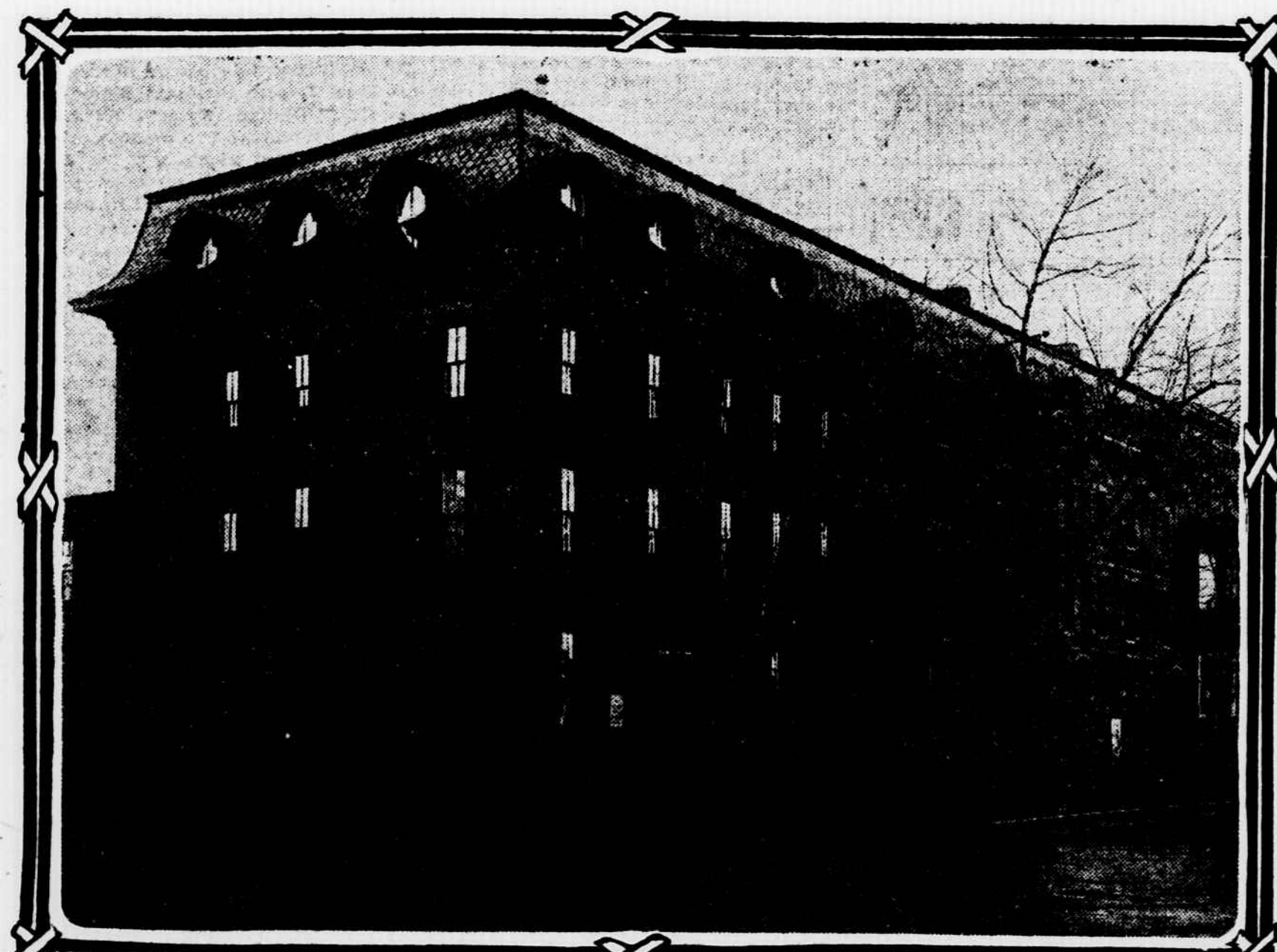
JAMES CROGGON.

**Chinese Pheasants Freeze to Death.**

From The Eugene Register.

A. C. Travis, who has a ranch near Irving, says seven Chinese pheasants, four roosters and three hens, have taken up their abode with his chickens about the barn and are getting as good treatment as his domestic fowls. He says he scattered seven bushels of wheat about the place for them and the quails to live on.

He also reported counting 102 of the pheasants lying in the snow in coming from his place to town. The pheasants, especially the roosters, had a hard time of it during the cold and snow. Their long tails accumulated snow, which melted with the warmth of their bodies and then froze into chunks of ice and became so heavy that with their steering apparatus out of commission they simply lay in the snow and froze or starved to death.



HOUSES RECENTLY SOLD TO EX-REPRESENTATIVE BABCOCK BY BELT, O'BRIEN &amp; CO., NORTH-EAST CORNER 21ST STREET AND PENNSYLVANIA AVENUE.